

MEMORANDUM

Date: January 25, 2005

To: Greg Carpenter

Cc: Angela Reynolds, Rick Trent

From: Mercedes McLemore

Subject: Minutes from Los Cerritos Wetlands Meeting

Meeting Notes:

Roll Call:

Attendees

City of Long Beach:

Greg Carpenter, Planning Bureau Manager

Mercedes McLemore, Planner

Review of Minutes from last meeting

Minutes Approved

Meeting Open for Public Comments

Bixby Ranch Village is no longer being marketed; possible conflict of interest;
pulled off the market until further notice

Speaker Presentation:

Kevin Green, SCS Engineers

Mr. Green gave a brief review of his previous experiences working with Phase I and Phase II site reviews for Environmental Assessments and Remediation. He currently works for SCS Engineers, a landfill engineering firm based out of Long Beach. He has worked as a geologist for SCS for 18 years, during which he has worked on various landfills in Los Angeles, and has completed Phase I and Phase II reviews.

The discussion then continued with Mr. Green giving an overview of what environmental assessment and remediation involves, explaining the differences between Phase I and Phase II assessments, and Remediation.

Mr. Green explained that Phase I is the environmental assessment of a site. It has three main components: site inspection, where someone goes to the site looking for indicators of contaminants such as underground storage tanks; reviewing site history, such as city records and directories to make sure that there was no landfill or previous use that would contaminate the site. Mr. Green then creates a compilation of regulatory database information and files, which include records of anytime a prior business disposed of hazardous wastes on the site. All of this research is completed prior to any soil sampling or environmental investigation.

Mr. Green went on to explain a Phase II analysis, which involves soil sampling. This is a focused search of the project site to see if there are any of the suspected contaminants/pollutants from Phase I database present. This can be done in several phases, 3-5 potentially, requiring additional analysis. Mr. Green stated that SCS uses independent labs for the analysis of these soil samples.

Mr. Green explained that if remediation is necessary, this involves “cleaning up” the project site to meet cleanup standards based on risk to groundwater (“no degradation” policy of the state), risk to humans (Cal EPA standards, human health risk assessment) and/or disposal restrictions (standards for emptying substances into a landfill).

Findings

After providing this overview, Mr. Green then broke down the findings for his Phase I review of Los Cerritos Wetlands. There are several oil field operations and landfills in the project area.

- 1) Mr. Green first referred to Map No. 1, which has all landfills in the area plotted. There are two existing landfills on the property (see City Dump & Salvage 3 and 4). Both of these landfills are old municipal solid waste dumps listed in the regulatory databases several times. SCS did an assessment of this area almost 15 years ago, and found that these sites contained various contaminants of concern. Mr. Green did a solid waste assessment test, including ground swats and water swats. No significant surface emissions were found.
- 2) Mr. Green then referred to Map No. 2, which has all of the oil fields in the area plotted. There are 70 oil fields in the vicinity. Mr. Green lists the various issues associated with these fields, including the following:
 - a. Impacted soils
 - b. Tanks with potential for leaks
 - c. Many of these facilities operated on diesel fuel, and this potential contaminant may exist widely on the site.
 - d. 1 underground storage tank found that is associated to Conoco Inc., listed as a historic tank

After Mr. Green’s presentation, the floor was open for comments. Various suggestions were made for the project site, including converting it into a remediated wetland for local government, and/or remediating part of the project site and using the rest for residential development.

Other Issues

Representative from California Coastal Conservancy will be at next meeting to discuss finding potential for this site 2/9/05